

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE:

June 28, 2006

AGENDA DATE:

July 5, 2006

PROJECT ADDRESS: 650 Juanita Avenue (MST2006-00342)

TO:

Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Danny Kato, Zoning & Enforcement Supervisor

Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 11,200 square foot project site is located on the corner of Juanita and Roberto Avenues. Current development on site consists of a single family residence and detached garage. The proposed project involves a remodel to the existing residence, new windows, and an entry porch.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit alterations and the front porch to be located within the required front yard setback (SBMC §28.15.060)

Date Application Accepted: June 5, 2006 Date Action Required: September 5, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION A.

Applicant:

Emilio Casanueva

Property Owner: Robert Hurlbett & Sara Weber

Parcel Number: 035-123-001

Lot Area:

11,222 sf

General Plan:

3 Units per Acre

Zoning:

E-1

Existing Use:

Residential

Topography:

16% Slope

Adjacent Land Uses:

North - Residential

East - Residential

South - Residential

West - Residential

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B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,125 sf	No Change
Garage	400 sf	No Change
Accessory Space	None	No Change

IV. LOT AREA COVERAGE

Lot Area: 11,222 sf Building: 1,522 sf; 22% Hardscape: 600 sf; 9%

Landscape: 4,875 sf; 69%

V. <u>DISCUSSION</u>

A remodel to the existing residence involves plans to add additional windows and a more formal entry. Because the residence is non-conforming to the required thirty-foot (30') front yard setbacks, a Modification is required to make alterations. The alterations being proposed enhance the existing residence, without adding additional square footage, and with no impacts to adjacent residences.

VI. <u>RECOMMENDATION/FINDING</u>

Staff recommends that the Staff Hearing Officer approve the project making the findings that the Modification is necessary to secure an appropriate improvement on this site while observing the purpose and intent of the ordinance.

Exhibits:

A. Site Plan

B. Applicant's letter dated June 6, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner

(rmilazzo@SantaBarbaraCA.gov)

630 Garden Street, Santa Barbara, CA 93101

Phone: (805)564-5470



June 6, 2006

Staff Hearing Officer City of SB P.O. Box 1990 S.B. Ca. 93102

Re: Modification request for Project at 650 Juanita AP # 03/-123-001 LUZ. E-1...

1.- The home is 1125 sf with a 2 car detached garage.

The owners want to change the windows and the entry. Because this is a corner lot the new windows and the new entrance encroach on the 30 feet set-back.

All construction existing has valid permits according to the City building files.

- 2.- The changes being requested are to bring more light into the home by providing larger windows and a new entryway that is taller than existing.
- 3.- New windows provide more light. New entryway provides more light, and is more aesthetically pleasing.
- 4.- The benefits of the project consist in making the home more desirable and allowing for work at home to be more pleasant due to increased natural lighting... more sustainable.

Sincerely,

Emilio Casanueva

Designer